

22CSA 7744040P

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INDEPENDENT ADMINISTRATOR'S DEED

Chicago Title

Doc#: 2208113296 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/22/2022 03:09 PM Pg: 1 of 4

Dec ID 20220301646119

ST/CO Stamp 0-185-343-376 ST Tax \$375.00 CO Tax \$187.50

THE GRANTOR, **BRITTANY JONAITIS**, Independent Administrator of the Estate of **EDWARD N. WARREN**, deceased, by virtue of letters of office issued to her by the Circuit Court of Cook County, State of Illinois, and in consideration of the sum of **Three Hundred Seventy Five Thousand Dollars (\$375,000.00)**, receipt whereof is hereby acknowledged, does hereby Warrant and Convey unto **JOHN E. NAGLE and MARIE NAGLE**, 9551 140th Court, Unit 301, Orland Park, Illinois 60462, as husband and wife, not as Joint Tenants or Tenants in Common but as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

That part of Lot 21 in Chestnut Meadows, being a Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 34, Township 36 North, Range 12 East of the Third Principal Meridian, described as follows:

Commencing at the Southeast corner of said Lot 21; thence North 89 Degrees 58 Minutes 51 Seconds West along the South Line of said Lot 21, 84.01 feet; thence North 00 Degrees 01 Minutes 09 Seconds East 12.08 feet; thence North 21 Degrees 36 Minutes 42 Seconds West 97.00 feet to the point of beginning; thence continuing North 21 Degrees 36 Minutes 42 Seconds West 39.00 feet; thence North 68 Degrees 23 Minutes 18 Seconds East 70.00 feet; thence South 21 Degrees 36 Minutes 42 Seconds East 39.00 Feet; thence South 68 Degrees 23 Minutes 18 Seconds West 70.00 feet, to the point of beginning, situated in Cook County, Illinois.

Address: 18132 Edgar Place, Tinley Park, Illinois 60487
 PIN: 27-34-309-046-0000

hereby releasing the waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said as husband and wife not as Joint Tenants or Tenants in Common but as **TENANTS BY THE ENTIRETY** forever. Subject to covenants, conditions, restrictions of record and general real estate taxes for the year 2021 and subsequent years.

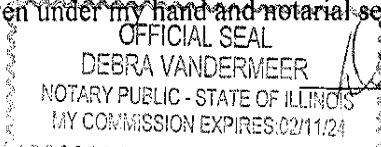
DATED this 16th day of March, 2022.

Brittany Jonaitis

BRITTANY JONAITIS, Independent Administrator of the Estate of **EDWARD N. WARREN**, deceased

State of Illinois, County of Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **BRITTANY JONAITIS**, Independent Administrator of the Estate of **EDWARD N. WARREN**, deceased, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this date in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such Independent Administrator for the uses and purposes therein set forth. Given under my hand and notarial seal this 16th day of March, 2022.



Debra Vandermeer
 Notary Public

This instrument prepared by: John O'Donnell, Attorney at Law, 10759 West 159th Street, Suite 201, Orland Park, Illinois 60467

MAIL TO:

Margaret O'Sullivan P.C.
10723 W. 159th St.
Orland Park, IL 60467

SEND TAX BILLS TO:

John E. Nagle
18132 Edgar Place
Tinley Park, Illinois 60487

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

PLAT ACT AFFIDAVIT

BRITTANY JONAITIS, as Independent Executor of the Estate of Edward N. Warren, deceased being duly sworn on oath, states that it is the owner of the property at 18132 Edgar Place, Tinley Park, Illinois, and that the attached Deed is not in violation of 765 ILCS 205/1, for the following reason(s):

Said Act is not applicable as the Grantors own no property adjoining the premises as described in said Deed;

Said Act is not applicable as the conveyance falls in the following exemption(s) provided in the Amended Act (effective January 1, 1986):

- (a) The Deed is (part of) a division or subdivision of land into parcels or tracts of five (or more) acres in size, which does not involve any new streets or easements of access.
- (b) The Deed is (part of) a division of lots or blocks of less than one acre in a recorded subdivision which does not involve any new streets or easements of access.
- (c) The Deed is in consummation of a sale or exchange of parcels of land between Owners of adjoining and contiguous land.
- (d) The Deed is a conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities or pipe lines, which does not involve any new streets or easements of access.
- (e) The Deed is a conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- (f) The Deed is a conveyance of land for highway or other public purposes or grant or conveyance relating to the dedication of land for public use, or instrument relating to the vacation of land impressed with a public use.
- (g) The Deed is a conveyance made to correct description(s) in prior conveyances.

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- (h) The Deed is in consummation of a sale or exchange of parcels or tracts of land which follows the division into no more than two parts, or a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
- (i) The Deed is in consummation of the sale of a single lot of less than five acres, from a larger tract, pursuant to a survey made by an Illinois Registered Land Surveyor, no prior sale or conveyance having been made from said larger tract (as determined by the dimensions and configurations thereof on October 1, 1973). Said sale does not invalidate any local requirements applicable to the subdivision of land.
- (j) The conveyance is of land described in the same manner as title was taken by Grantor(s).

AFFIANT further states that he makes this Affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached Deed for recording.

Brittany Jonaitis

SUBSCRIBED AND SWORN to before me
this 16th day of March, 2022.

Debra Vandermeer
Notary Public



Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 22CSA774404OP

For APN/Parcel ID(s): 27-34-309-046-0000

THAT PART OF LOT 21 IN CHESTNUT MEADOWS, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 21; THENCE NORTH 89 DEGREES 58 MINUTES 51 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 21, 84.01 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 09 SECONDS EAST 12.08 FEET; THENCE NORTH 21 DEGREES 36 MINUTES 42 SECONDS WEST 97.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 21 DEGREES 36 MINUTES 42 SECONDS WEST 39.00 FEET; THENCE NORTH 68 DEGREES 23 MINUTES 18 SECONDS EAST 70.00 FEET; THENCE SOUTH 21 DEGREES 36 MINUTES 42 SECONDS EAST 39.00 FEET; THENCE SOUTH 68 DEGREES 23 MINUTES 18 SECONDS WEST 70.00 FEET, TO THE POINT OF BEGINNING, SITUATED IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office